

BILL NO. Z-72-09-24

1.5

ZONING ORDINANCE NO. Z- 05-73

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-1.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF

FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a M-1 District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning Map No. F-1 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

Part of Northwest Quarter Section 8, Township 30 North, Range 13 East, Allen County, Indiana, in particular described as follows, to-wit:

Commencing on the North line of the right-ofway of the Wabash Railroad at a point situated 272.5 feet East of the West line of said Quarter Section; thence North and parallel to said Quarter Section line, 514.5 feet to the centerline of Pennsylvania Streed as recorded in the Plat of Harvester View Addition, in Plat Book 10, page 29, in the Office of the Recorder of said County; thence Southeasterly by a deflection right of 100 degrees 42 minutes, 229.0 feet; thence south and parallel to the West line of said Quarter Section, 471.8 feet, to the North right-of-way line of said Wabash Railroad; thence West on the said right-ofway line 225.0 feet to point of beginning, containing 2.55 acres of land.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and legal publication thereof.

Councilman

APPROVED AS TO FORM AND LEGALITY, ASSOCIATE SHYATTONNEY

. Read the first time in full and on motion by Janus . seconded by .
Atten and duly adopted, read the second time by title and
referred to the Committee on Regulations (and to the
City Plan Commission for recommendation) (and Public Hearing to be held after due legal
notice, at the Council Chambers, City County Building, Fort Wayne, Indiana, on
theday_of
P.M., E.S.T.
Date: 9-26-72 Share Mustinania
Read the third time in full and on motion by Muckols
seconded by Jalaico and duly adopted, placed on its passage.
Passed (1997) by the following vote:
AYES 9: NAYS 0, ABSTAINED, ABSENT to-wit:
Burns
Hinga
Kraus
Nuckols
Moses
Schmidt, D.
Schmidt, V.
Stier
Talarico
Date 4-24-73 Mule W Mistersum
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning
Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. 3-05-70
on the Ath day of April , 19 X3.
ATTEST: (SEAL)  CITY CLERK CARE DERIVED OFF SEARCH
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the day of
liquil , 1973 -at the hour of 1770 clock AM, E.S.T.
elle Constant
Approved and signed by me this 25 day of April .1973 at the hour of 400 o'clock 2 m., E.S.T.
at the hour of 4000 o'clock & m., E.S.T.
Gar A, Reduct D
MAYOR

#### RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on September 26, 1972, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. 2-72-09-24; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,  $\,$ 

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on October 16, 1973;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held October 30, 1972.

Certified and signed this 17th day of April 1973

Gretchen Wiegel Secretary

Bill No.	<u>Z-72-09</u> -24
	REPORT OF THE COMMITTEE ONREGULATIONS
We, your	Committee on Regulations to whom was referred an Ordinance
	amending the City of Fort Wayne Zoning Map No. F-1
	×
have had	said Ordinance under consideration and beg leave to report back to the Common
Council	that said Ordinance 250 PASS.
J	ohn Nuckols - Chairman John Muckols
V	ivian G. Schmidt - Vice-Chairman / Union & Schnight
W-	illiam T. Hinga William T. Anga
	DI M. Burns Britan
	onald J. Schmidt Schmidt
	/ _ / //3 CONCURRED IN

DATE HOLL CHARLES W. WESTERMAN, CITY CLERK

RECEIPT

GENERAL FUND

FT. WAYNE, IND. June 1619 72

RECEIVED FROM THE SUM OF ON ACCOUNT OF 3220 W. Washington

Barb Steel

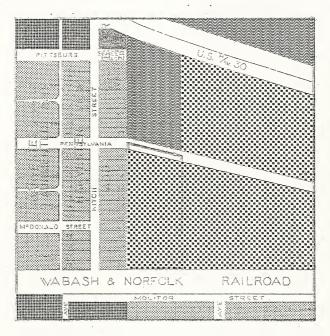
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## C CHANGE FROM M-3 TO M-I

Part of Northwest Quarter Section 8, Township 30 North, Range 13 East, Allen County, Indiana, in particular described as follows, to-wit: Commencing on the North line of the right-of-way of the Wabash Rail-road at a point situated 272.5 feet East of the West line of said Quarter Section, thence North and parallel to said Quarter Section line, 51%.5 feet to the centerline of Pennsylvania Street as recorded in the plat of Harvester View Addition, in Plat Book 10, page 29, in the Office of the Recorder of said County; thence Southeasterly by a deflection right of 100 degrees 42 minutes, 229.0 feet; thence South and parallel to the West line of said Quarter Section, 471.8 feet, to the North right-of-way line of said Wabash Railroad; thence West on the said right-of-way line 225.0 feet to point of beginning, containing 2.55 acres of land.

Z-72-09-24

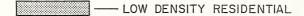
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# EXISTING LAND USE MAP

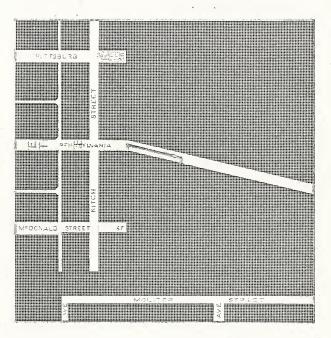






Z-72-09-24

267F 6-16-72



PROPOSED LAND USE MAP

---INDUSTRIAL

Z-72-09-24

PASE, NO. FI

DATE 6-16-7

PETITION FOR ZONING ORDINANCE AMENI	DMENT No	
TO: . COMMON COUNCIL OF THE	DATE F	TILED:
CÎTY OF FORT WAYNE, INDIAN	A INTEND	DED USE:
K/We Everett R. Knepper and Viviar	n L. Knepper	
r/we	Applicant's Name or Names	
2	D. d. d	of Front Mayor Ladiana hu
Do hereby petition your Honorable 6 reclassifying from an	Body to amend the Zoning Map o s <b>trict</b>	or rorr wayne, indiana by
District to a M-1 use district		District the property describ
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	Wabash Railroad; thence West or	
line 225.0 feet to point of	f beginnning, containing 2.55	acres of land.
	Legal Description	
egal Description Checked by (City	Engineer) duar Embros	Par Sept 5, 1972
		Man Bearda
The Undersigned applicant (s) upon for zoning ordinance amendment, un		of this application and petition
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Everett R. Knepper	R. R. #1, Hudson, Indiana	Covered to meppy
Name	Address	Evered Affrepper Signature Vivian L. Knepp
Vivian L. Knepper	R. R. #1, Hudson, Indiana	Vivian L. Knepp
		00
This petition for zoning ordinance Stephen E. Lewis	amendment prepared by: Bldg. Fort Wayne, Indiana 46802	AC 219 742-8235
This petition for zoning ordinance Stephen E. Lewis		AC 219 742-8235 Telephone Number

PETITION FOR ZONING ORDINANCE AMEN	DMENT	No.	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
TO: , COMMON COUNCIL OF THE	51 2.11		D:
CITY OF FORT WAYNE, INDIAN	IA .		JSE:
	T 77	111121020	
*/We _Everett R. Knepper and Vivia	Applicant's Na	me or Names	
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Do hereby petition your Honorable reclassifying from an M-3 use di		- '	
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right-of-way line of said			
line 225.0 feet to point o	f beginnning, con	taining 2.55 acre	es of land.
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## 1972 JUL 25 PM 3 54

STATE OF INDIANA COUNTY OF ALLEN

SS

AFFIDAVIT

. RE: Part of Northwest Quarter Section 8, Township 30 North, Range 13 East, Allen County, Indiana, in particular

described as follows, to-wit: Commencing on the North line of the right-of-way of the Wabash Railroad at a point situated 272.5 feet East of the West line of said Quarter Section; thence North and parallel to said Quarter Section line, 514.5 feet to the centerline of Pennsylvania Street as recorded in the Plat of Harvester View Addition, in Plat Book 10, page 29, in the office of the Recorder of said County; thence Southeasterly by a deflection right of 100 degrees 42 minutes, 229.0 feet; thence South and parallel to the West line of said Quarter Section, 471.8 feet, to the North right-of-way line of said Wabash Railroad; thence West on the said rightof-way line 225.0 feet to point of beginning, containing .2.55 acres of land.

EVERETT A. KNEPPER, being first duly sworn, upon his oath, says that he and Rose A. Knepper, were owners as tenants by entirety, of the above captioned real estate until her death, intestate, on July 14, 1963. That at her death, Everett A. Knepper became the sole owner of said real estate, and is now the sole owner thereof.

He makes this affidavit for the purpose of placing said real estate in his name only for taxation, and for all other purposes.

Everett R. Knepper

Subscribed and sworn to before me, the undersigned Notary

Public; this: day of July, 1972.

My commission expires: November 24, 1973

Prepared by Stephen E. Lewis, Attorney at Law.

**DULY ENTERED FOR TAXATION** 

JUL 2 5 1972

Durathy & Caner

Instrument F 4793

Suffe By

#### DEPARTMENT OF PUBLIC HEALTH

FORT WAYNE, INDIANA 46802

## CERTIFICATE OF DEATH

THIS CERTIFIES, that according to the records of this Department
NAME Rose Ann Margaret Knepper
died in FORT WAYNE, INDIANA, on July 14, 1963 Age 67
Cause of death: Carcinoma of colon
Attending physician M E Glock
Registered Nq. 1219 Funeral director D O McComb & Sons
a P. Dattendorf mo. Issued July 13, 1972
Health Commissioner—Registrar Jurginia a Muley
Registrer Vital Statistics
SEAL AMA

Hog, Snoutfer & Haller

CITY PLAN COMMISSION City-County Building One Main Street Fort Wayne, Indiana

September 11, 1972

Mr. Ralph Blume 344 Utility Building Fort Wayne, Indiana 46802

Dear Ralph:

The forwarding of this petition to rezone was delayed because of the existing requirement for a thorough check of the description by the City Engineering Department.

We received this petition on \_\_\_\_\_June 16, 1972

It would be appreciated if this petition could be assigned a Bill Number in the order that the request came to us.

Sincerely,

CITY PLAN COMMISSION

Roger L. Smith Draftsman

RLS:pr

PEOPLE SPEAKING AGAINST ORDINANCE

### CONTENTS OF ORDINANCE

PARTIES AND A		A		***************************************			
	BILL NO. 3-72-09-24	L	/	COMMITTEE SH	EET		
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	OTHER INSTRUCTIONS REGARDING ORDINANCE						
	CORRECTIONS MADE TO ORDINANCE						
	PEOPLE SPEAKING FOR ORDINANCE						



# CITY OF FORT WAYNE CITY-COUNTY BUILDING ONE EAST MAIN STREET FORT WAYNE, INDIANA 46802

CHARLES W. WESTERMAN CITY CLERK

April 26, 1973

Miss Helen Libbing
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, Indiana 46802

Dear Miss Libbing:

Please give the attached full coverage on the dates of April 28th and May 5th, 1973, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council of Fort Wayne, Indiana, An Ordinance amending the City of Fort Wayne Zoning Map No. F-1.

Bill No. Z-72-09-24

RE: Legal Notice for Common Council of Fort Wayne, Indiana, An Ordinance amending a certain section of Chapter 31 of the 1946 Municipal Code of Fort Wayne, Indiana. Bill No. G-73-04-06

Pleas send us four (4) copies of the Publisher's Affidavit. Thank you.

Sincerely,

Charles W. Westerman City Clerk

CWW/ne ENCL:2

Form Prescribed by State Board of Acco	ounts	General	l Form No. 99 P (Rev. 1967
Common Council-City of Ft.  (Governmental Unit)	Wayne	To JOURNAL-GAZ	ETTEDr
Allen County	y, Ind.	FORT WAYNE,	INDI <b>A</b> NA
	PUBLISHER'S	CLAIM	
INE COUNT			
Display Matter (Must not ex than four solid lines — number of equivale	ceed two actual lines, neith of the type in which the body ent lines	er of which shall total more y of the advertisement is set)	
Head number of lines			
Body number of lines			91
Tail number of lines			2
Total number of lines	in notice		93
OMPUTION OF CHARGES			
cents per line	nns wide equalse		, 26,78
Additional charge for notices amount)	, containing rule or tabular	work (50 per cent of above	
Charge for extra proofs of pul	blication (50 cents for each	proof in excess of two)	2) 1.00
TOTAL AMOUNT OF	CLAIM		ş 27 <b>.78</b>
ATA FOR COMPUTING COST			
Width of single column 11 em	s	Size of type $5\frac{1}{2}$ point	
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ate Way 7, 19 73		Title	CLERK CLERK
Notice is hereby given that an the 24th day of April, 1973, the Common Council of	PUBLISHER'S AFF	IDAVIT	
Notice is hereby given that an the 24th day of April, 1973, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session did pass the following Drdinances, 10-will:  ZONING GREDNAMCE NA ANY SE	State of Indiana ALLEN County ss:		
ZONING ORDINANCE NO. A-05-73 AN DRDINANCE NO. A-05-73 AN DRDINANCE MO. A-05-73 AN DRDINANCE MO. A-05-73 AN DRDINANCE MORNING HOLLY OF FORT WOYNE ZONING MOD NO. F-1 8E IT ORDANNED SY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANCE.	Personally appeared befoundersigned	re me, a notary public in and for ARRY E. GERKEN w	ho, being duly sworn, says
WAYNE, INDIANAL CITY DF FORT SECTION 1. That the area described os follows is hereby designated a M-1 District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as the City of Fort Wayne, Indiana,	that he isJOURNAL-	CLERK	of the
No. 2836 and amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning Map No. F-1 referred to therein, estab-	a DAILY	newspaper of general circular the city.	
section 9. Article III of said Chap- ter of the property of the property of the pro- pert of the property of the property of the pro- pert of the property of the property of the pro- pert of the property of the property of the pro- tomatic and property of the property of the pro- tomatic property of the property of the pro- duction of the property of the property of the pro- tomatic property of the property of the pro- tomatic property of the property of the pro- tomatic property of the property of the property of the pro- tomatic protomatic protomatic pro- tomatic protomatic protomatic pro- tomatic protomatic protomatic protomatic pro- tomatic protomatic protomatic protomatic pro- tomatic protomatic protomatic protomatic protomatic pro- tomatic protomatic protomatic protomatic protomatic pro- tomatic protomatic protomatic protomatic protomatic protomatic protomatic pro- tomatic protomatic protomatic protomatic protomatic protomatic pro- tomatic protomatic protomatic protomatic protomatic protomatic protomatic protomatic protomatic pro- tomatic protomatic pro-	in state and county aforest	the city of FORT WAYNE, town town the printed matter att	ached hereto is a true copy,
County, indiana, in particular described as follows, to-wit: Commencing on the North line of the right-of-way of the Month line of the	which was duly published as follows:	in said paper for 2 time 8, th April 28, 1973	e dates of publication being
point situated 272.5 feet East of the West line of said Quarter Section line, 514.5 feet to the centerline of Pennsylvonia Street as recorded in the Plat of Manager at New		May 5, 1973	f f
Addition, in Plat Back 10, page 29, in the Office of the Recorder of said County; thence Southeasterly by a deflection right of 100 degrees 42 minutes, 229.0 feet; thence south and pergulate to the Additional County of the Cou	Subscribed and sworn to 1	before me this 7th pay	16 SUSBAN
of said Quarter Section, 471.8 feet, to the North Fight-of-way line of said Wabash Rollroad; thence West on the said right- of-way like 225.0 feet to point of begin-		Notar	y Public Public
North right-of-way line of soid Webash Reliroad; thence West on the said right- of-way like 22.0 feet to point of begin- ning, containing 2.55 acres of land. SECTION 2. This Ordinance shall be in the said of the said of the said of the said of the said of the said of the said publication thereof.	My commission expires	Cetober 25, 177	75
Read the third time in full and on motion by Nuckols, secondar by Talland		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	
adopted placed on its passage. PASSED by the following vote: Ayes: Nine Barns, Hingo, Kraus, Nuckols, Moses, D.			
News: None Date: 4-24-73 CHARLES W. WESTERMAN,			
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-05-73, on the 24th day of April, 1973.			
Charles W. Westermon, City Clerk Winfield C. Moses, Jr., Presiding Officer City Clerk Presented by me to the Mayor of the City			
Read the based rise, and the SEG BER KRAUS  Nacional Security of the Security of Security of Security of the Security of Secur			
Approved and signed by me this 25th day			
P.M., E.S.T.  IVAN A. LESAMOFF			
by the Common Council on the 24th day of April, 1973, and that said Ordinance was duly signed and approved by the Mayor on			

ESTERMAN TY CLERK

	neil-City of Ft. W	erma	Form No. 99 P (Rev 196
	(Governmental Unit)	To NEWS-SEN	T.INEL D
Allen	County	, Ind. FORI WAY	NE, INDIANA
		PUBLISHER'S CLAIM	
LINE COUNT			
Dis	splay Matter (Must not ex than four solid lines — number of equivale	ceed two actual lines, neither of which shall total more of the type in which the body of the advertisement is set) and lines	
He	ad number of lines		
Вос	dy number of lines		91
Tai	il number of lines		2
	Total number of lines	in notice	93
COMPUTION	OF CHARGES		
<b></b>	93 lines, colum	nns wide equalsequivalent lines a	26.78
Ade		s containing rule or tabular work (50 per cent of above	\$
an	ount)	(0)	1-00
Cha		ortenton (so cents for each proof in excess of (wo)	27.76
	TOTAL AMOUNT OF	CLAIM	\$ 27.0
OATA FOR CO	MPUTING COST		
Wid	ith of single column 11 em	Size of type. $5\frac{1}{2}$ point	
Nur	mber of inscrtions2	Size of quad upon which type is	s cast5½
ate May 7,	, 1973	91	Hostman
	Legal Natice		erk
day of the Cit- lar Ses mances,	ce is hereby given that on the 24th April, 1973, the Common Council of y of Fort Wayne, Indiana, in a Regu- ssion did pass the following Ordi- to-wit:	PUBLISHER'S AFFIDAVIT  State of Indiana _ALLEN_ County } ss:	
AN OF	to-wit:  SILL NO. Z-72-99-24  SILL NO. Z-72-99-24  NIMG ORDINANCE NO. A-05-73  RINANCE amending the City of the Wayne Zoning Map No. Fill Torpainted By The Common LL OF THE COMMON LL OF THE CITY OF FORT  INDIANA:	Personally appeared before me, a notary public in and for	said county and state, th
COUNC WAYNE SECT follows	IL OF THE CITY OF FORT INDIANA: ION 1. That the area described as Is hereby designated a Marinet	undersigned A. M. Hostman that She is Clerk	who, being duly sworn, say
Code of 1946, as No. 2836 symbols	the City of Fort Wayne, Indiana, amended by General Ordinance and amendments thereof; and the	NEWS-SENT INEL  a DAILY newspaper of general circul	ation printed and publishe
Map No lished by ter as a cordingly	F.1 referred to therein, estab- y Section 9, Article III of said Chap- imended, are hereby changed ac- y, to-wit:	in the English language in the city of FORT WAY in state and county aforesaid, and that the printed matter at	(NE, INDIANA
Townsh County, as follow Commer	in Northwest Quarter Section 8, sip 30 North, Range 13 East, Allen Indiana, in particular described ws, to-wit:	which was duly published in said paper for time, the as follows:	e dates of publication bein
point sit line of si to the c	ncing on the North line of the way of the Wabash Railroad at a uated 272,5 feet East of the West aid Quarter Section line, 514,5 feet tenterline of Pennsytvania Street ded in the Plat of Harvester View	April 28, 1973 May 5, 1973	
Addition Office of there so	ded in the Plat of Harvester View, in Plat Book 10, page 29, in the f the Recorder of Sald County; outheasterly by a deflection right	Subanita de la companya de la compan	Hothwan
thence so of said Q North rig	Jegrees 42 minutes, 229.0 feet; buth and parallel to the West line luarter Section, 471.8 feet, to the phi-of-way line of said Wahash	Subscribed and sworn to before me this	C Keenke
of-way III ning, cont SECTION	thence West on the said right- ke 225.0 feet to point of begin- laining 2.55 acres of land. N 2. This Ordinance shall be in	My commission expires Ctober 7, 75	y Public
sage and a publication	and effect from and after lite none.		
Read the by Nuckols, adopted, ple	pproval by the Mayor and legal thereof.  EUEENE KRAUS third time in full and on motion a seconded by Talarico, and duly aced on its passage, PASSED by g vote:  go, Kraus, Nuckols, Moses, D. Schmidt, Select and selections and selections are selected by the selection of the selec		
Ayes: Nine Burns, Hine Schmidt, V.	ga, Kraus, Nuckols, Moses, D. Schmidt, Stier, Talantee		
Date: 4-24-7	CHARLES W. WESTERMAN,		
Council of the as Zoning A the 24th day	nd adopted by the Common ne City of Fort Wayne, Indiana, Map Ordinance No. Z-05-73, on of April, 1973		
Charles W. Winfield C. City Clerk	(SEAL) Westermon, City Clerk Moses, Jr., Presiding Officer		
af Fort Wayr April, 1973, c A.M., E.S.T.	by me to the Mayor of the City ne, Indiana, on the 25th day of at the hour of 10:00 o'clock		
Approved a of April, 1973	o vote:  On Micros Nicebon Mones De Sendid Siler Tollario Siler Mones De Sendid Siler Tollario Siler Mones De Sendid Siler Tollario Siler Mones De Sendid		
I, Charles I	IVAN A. LEBA, MOFF Mayor W. Westerman, Clerk of the fayne, Indiana, do hereby cer- above and foregoing is a full, plete copy of Zoning Ordi- 773. Bill No. 277-09-24 passed and Outside of the Copy of Coning Ordi- and Outside of the Copy of Coning Ordi- may only on the Copy of Coning Ordi- may only on the Copy of Copy		

and bit and the my hand, and the of Fort Wayne, Indiana, this pril, 1973.

CHARLES W. WESTERMAN CHARLES W. WESTERMAN